

HALL COUNTY BOARD OF EQUALIZATION MEETING JULY 14, 2003
FORMAL HEARINGS

The Hall County Board of Equalization met by published call in the county board meeting room, 121 South Pine, Grand Island, Nebraska July 14, 2003 at 10:00 a.m.

CALL TO ORDER The meeting was called to order by Chairman Pamela Lancaster

ROLL CALL Present on roll call were Scott Arnold, Jim Eriksen, Richard Hartman, Bob Humiston, Bud Jeffries, Pamela Lancaster and Robert Rye. Also present were County Assessor Jan Pelland and a representative from Great Plains Appraisal.

COUNTY ASSESSOR DOCUMENT FOR OFFICIAL RECORD – Jan Pelland County Assessor read into the record the following documents:

- Copy of the certification of completing of the revision of the assessment roll
- Copy of the average levels of assessment of residential, commercial and agricultural properties
- Copy of the County Board resolution appointing referees
- Copy of the notice to taxpayer upon filing property valuation protest
- Copy of agreement between Hall County Board and Great Plains Appraisal
- Copy of policies and procedures of Hall County Assessor's Office
- Copy of 2002 Price Per Acre Sheet for Land Valuation Groups
- Copy of postcard notice sent to taxpayers after the informal hearings showing valuation change if any

TAPE 1 SIDE A #38 160

140 LYNN KNODEAL was present for a referee hearing distributed information to the board old buildings were destroyed only one building at this time on 1/2 acre of the 10.32 acres that they own rest is grass land have horses have room for the horses purchased as grassland requesting that it be the same as before Pelland stated that on small acres they are valued all as site 1 AC primary acres next 4 at secondary site next on at 1000.00 AC and rest at 500.00 an AC all changed to site assessor used the site approach discussion on the out buildings

side a 167 286

Protest #29 Laura dexter protesting commercial property in alda reviewed the buildings on the property new building 45,250.00 storage units one at 37% other 75% full first one at 37465.00 now 159771.00 still 141,500.00 after review pelland used actual income 25% vacancy and used income approach requesting replacement cost should be more accurate

Side A 287 424

Protest 11 Bill nesiba business on hwy improvements at 35,000.00 has to replace fence because of damage land was leveled and now has flooding problems tried to add car ports cannot do that from the city question on the improvements pelland part of the commercial revaluation not a business only personal questioned the total sq feet and the use want to to an inspection on the property

Side A 425 579 side B 1 to 26

#139 Fred Bosselman protesting the value on home 165,000.00 now at 161.00 sq ft quoted comparable properties gravel road septic tank total at 800,000.00 was at 1900 sq ft now doubled termed 50% complete discussion need to look at like properties look at comps

Side B 47 124

Protest #91 David & Carol Voss purchased in 1976 Cairo put in sewage pipe have odor problem have to check water if wanted to sell would be a problem have pasture land that is low land is high lowered on house last year not land need to address the land used total value to do the 20% reduction subtracted off of the house stayed the same valuation as last year can look at comparables house is 110 years old

Proceed with review of protests

Pelland stated that all of the protests that she had marked in the books should have the developer discount applied.

Tape 1 Side B 126 to 206

Protest #57 to #79 The Meadows Apt Homes LLC Applied developer discount to all of these properties all of the properties were reduced Pelland reviewed the developer discount policy with the board members she stated that once there are improvements the developer discount is removed.

Protest #151 to #182 Grand West LLC these are vacant lots off of Thirteenth Street these are all vacant lots and the developer discount was applied. Protests #183, 184 and 185 Grand West LLC have homes on these properties and they recommended no change on these.

Tape 1 Side B 207

Protest #1 Bushhousen/Williams this was a recent purchase honored the purchase price and it was lowered to \$77,750.00

Protest #2 and #32 Bob Loewenstein value reduced to purchase price

Protest #3 this property was subdivided into city of Grand Island and it is valued the same as other commercial property in the area. It is vacant ground discussion was held on agricultural property that is annexed into the city limits.

Protest #4 L & K Real Estate this is a rental property they used the income approach and it supported the value of \$32,500.00

Protest #5 Veronica McGovern filed because of the protest from last year it is a TERC appeal now she filed this protest to protect herself this has been reviewed and they recommend no change because of pending appeal

Protest #6 Michael & Susan Welsh update sales of mobile homes and looked at comps this did need an adjustment it was lowered to \$14,432.00 they were notified of this change

Protest #7 Trudi and Brian Hehnke purchased in 2001 and put an addition on only have 50% on the addition now at \$99,925.00, recommended no change added \$17,000.00 will have to look at it next year to see what the total value would be when finished

Protest #8 Gerald & Beverly Helzer looked at purchase price and there was a garage added, it was lowered to \$42,480.00 but the new garage was added

Protest #9 Good Hitters Inc- Jim Reed #96 two building on vacant land on North Road north of State Street protested expressed concern on the electrical lines that run over them, there are no utilities, the land value is correct when they are compared to other storage building sales it was lowered to \$26.00 a sq ft with a value of \$99,840.00

Protest #10 if ask for 95% of sale price it can be granted but the referee's must use the market value, if they don't it would go against the appraisal ethics code but the Board Of Equalization can set the % value, they provided an appraisal and this could be used if put on at 92% of value Lancaster said the board should stay with the sale price \$179,000.00

Protest #12 L & W Partnership storage building 16 units, looked at the occupancy collections and cost were considered had the value at \$46,112.00 and the paperwork that they submitted supported that value recommended no change has 100% rental and 2 on waiting list income supports value Jerry all mini storage are done on income basis

Scott Arnold arrived at the meeting.

Tape 1 Side B to 580

Tape 2 Side A 1 to

Protest #13 Michael Evers – IOAL Lease building provided rental information the rent costs have doubled and the manager and owner gave different rental information used information from January 1 and they used a higher cap rate sits on railroad ground lowered \$201,600.00

Protest #14 Larry & Maxine Baumgartner mobile home in 1996 have purchase price looked at comps in court sales valued at \$29.00 sq ft lowered to \$33,000.00

Protest #15 Henry Hedgecock mobile home said it was sold but assessor did not have sales information was lowered to \$10,926 he was notified

Protest #16 James & Johanna Cole provided appraisal lowered to \$92,000.00

Protest #17 Robert & Joanie Guerrero honored appraisal

Protest #18 John Amick commercial property came to hearings updated income information lowered to \$110,160

Protest #19 115 West Plum Doniphan provided income information revalued lowered to \$31,050.00

Protest #20 Carl Amick Amick Acres West Sub Lot 70 this sits in the middle of the cow pen valued as a residential lot now secondary farm site value lowered to \$1,400.00

Protest #21 James Vetter protest on the mobile home Indian Acres this is for the land and the mobile home honored purchase price lowered to land and mobile home to \$9,359.00

Protest #22 and #23 Woitaszewski Brothers land purchased at CAAP this is valued at 74% of market Pelland questioned if she should use the % value and if so she would have to breakdown the acres, the adjustment is based on 74% of sale price lowered to \$172,942 and \$131,691 used the 74% of price this property has it's own market area

Protest #24 Flowserve John Brooks This is a building that they are talking about moving the building did not have any value last year because the purchase did not go through it will need to go back on the Chief Industries property card

Protest #25 Mel Grim Storage garage cost to build and rental income mini storage 15 X 40 decreased to \$6,100

Tape 2 Side A to 223

Protest #26 Carol Little Assessor at \$122,328 comps support value rec no change

Protest #27 Doug & Nancy Stange Mid continent Race Tract at 253,484 looked state wide only sale in cass county sold for \$1.460,000.00 different situation have income data accountant indicated has a loss every year using all expenses value supported recommended no change

Protest #28 Kubert Family Ltd Ptnrshp this is a storage building used cost data and sales in that village lowered to \$50,000.00 50 x100 building not finished inside

Protest #30 Phyllis Nurnberg vacant lot still has a value recommend no change on at same amount per square foot as other lots the comps that were provided were not viable comps

Protest #31 TA Travel Center on I-80 did a phone conference Jerry had lease information get % of sales and some lease income recommended no change

Protest #33 Ronald Fimple purchase price was honored \$83,900.00 home

Protest #34 John Berry Leon Plastics raised from revaluation now at \$1,493,900.00

Protest #35, 37 and 39 all Wayne Corneilus came to hearings protesting land assessor did not change this year had to change last year on irrigated classes

Protest #36 North Broadwell Pizza Hut just purchased honored sale price, it is to be remodeled into office space

Protest #38 provided current appraisal honored current appraisal this is a double wide mobile home was valued as a stick frame home and this is a manufactured home so it will be lowered

Protest #40 Steve & Ramona Schafer used closing statement value of mobile home on this property lowered 16 X80 this is total value of the parcel lowered because of home

Protest #41 LeRoy Wadzinski paid \$600,000.00 for property asking 96% of purchase price the board can give him this need to address this by a separate motion need to stay consistant when they do these

Tape 2 Side A #578

Tape 2 Side B #1 to 75

Tape 2 Side B #76 #169

Protest #105 & 106 Clarence Rief protest #106 valuation is OK protest #105 is the house only it is valued at \$97,612.00 built in 1973 1476 sq ft home with attached garage Clarence Rief stated that another house within two miles and it is valued at \$87,000.00 build 5 years later than his. His house does not have a basement, he used 2615 Wildwood Pelland stated this property received the TERC increase from last year they will review this. Clarence stated the land has some restrictions on it and it is only 1 acre

Tape 2 Side B #172

Protest #42 Ellen Romans honored purchase price

Tape 2 Side B #172 to 262

Protest #43 Ilene Sittler inspected the property recommend no change

Tape 2 Side B #265 to #426

Protest #281 Larry Schmidt built the home and was 70% complete put up a building but has not completed it. He stated that a property sold in the area that was larger and his is not completed he only has 1.3 acres it was already lowered by \$32,422 he is located close to the tracks he will provide information to the referees and they will look at the completion of the buildings

Tape 2 Side B #428 #477

Protest #44 Allen Gingrich purchased for \$41,000.00 requested 95% of purchase price Discussion on how to use the % in the year that it was purchased we are at 92% need tp be at the middle of the range not at the average level of assessment need to be at the mid point of range

Tape 2 Side B #478 #578

Tape 3 Side A #1 to 14

Protest #48 Rachel Jensen – 2413 West Division older home oldest in that area compare home next to her theirs is at \$80,000.00 looking at the comparables hers is \$77.93 a sq ft make an appointment for an inspection

Tape 3 Side A #15

Protest #45 James Eriksen – Recommend no change pulled sales manually out of sales book and used the computer comps they are undervalued in that area according to market all ranches all sold \$75.00 and \$96.00 a sq ft current value is not overvalued will look at the comparables

Protest #46 Richard Stewart – lowered to \$205.00.00 storage facility have income information

Protest #47 Jeremy Mueller provided recent appraisal used that information

Protest #49 Heather Hayes met with the referees used some listing information adjusted to \$203,0000.00 her request was an equalization issue

Protest #50 Michael Timmerman provided appraisal honored and lowered to \$80,000.00

Protest #51 Dorothy Gebharad this is a townhouse located in Brentwood they have actual purchase assessor honored purchase price

Protest #52 Burdette & Betty Ronnau provided an appraisal and they have done some remodeling, it is now set at \$52,500 referees looked at comps and this supported the value, it is a rental property and they also used the income approach and it supported this value

Protest #53 Russ & Kim Rerucha provided a current appraisal asked \$224,000, assessor honored this this property is located on Stagecoach Road

Protest #54 Ricky and Vicki Davison provided a copy of the appraisal but they have done some work on this property the value is now at \$95,000.00

Protest #55 Larry Oakley he provided current appraisal assessor honored this and lowered to \$50,500

Protest #56 Carlos & Patricia Gonzalez this is a recent purchase they are asking for midpoint of range

Tape 3, Side A #1 to #352

Meeting adjourned at 2:00 p.m. The next meeting will be July 15, 2003 at 3:00 p.m. to 8:00 p.m.

Marla J. Conley Hall County Clerk

HALL COUNTY BOARD OF EQUALIZATION MEETING JULY 15, 2003
FORMAL HEARINGS

Tape 3 Side A #355 to #578

Tape 3 Side B #1 to 578

Tape 4 side A 1

Protest #80 Sandy Erlenbusch the comps that she used were from the west end of town this is a 1963 brick ranch used an location adjustment and lowered to 76,712

Protest #81 Charles & Judy Mead weldingshop used cops and reviews lowered to 50,800

Protest #82 Liliam Amick John amicks office remodeled raid recommended no change

Protest #83 Lavern Petzoldt thi si $\frac{3}{4}$ of an acre had ahouse and lowered primary to secondary site value

Protest #84 Johnson gunther based on a sale and lowered to 195,000

Protest #85 Phil & Tracy Watts honored current appraisal

Protest #86 GI Hospitaity llc adjustment because of a sale honored the sale and some of it ws non real property so it was added to the personal property

Protest #87 resent sale and honored it

Protest #88 Gary Bohnart back part of buidiling not usable lowerd to 15,000

Protest #89 Cale Neal condo on Sothman Drive used cost approach used market and equalizaion summary and recommend no change

Protest #90 Dale & Lenor Moul used the sale price 142,500 and they are asking for medium value of assessment

Protest #92 Doniphan township CWS LLC Philip Sextro has 95 acres asses on ag basis on at 65,000 purchased for 350,000.00 in November 1999 has a 2500 square foot cabin discussion on using the purchase price on this piece of property she would have to create a recreational zone if the sales show special sales

Protest #93 Ray and Diane Stahla mobile home requested 3,000 set at 5,500

Protest #94 Joyce a Messing recommend no change

Protest #95 Agricultural Services Have a half a million gal tank

Protest 96 jay Johnson Storage facility lowered to 83,200

Protest #97 Cynthia Crumrine used comps this is located in Centura Hills \$121.00 a sq ft 3,290 sq ft total

Protest #98 Fred & Jeanne Chandler added an addition increased living place recommended no change

Protest #99 Ronald Pfenning protesting increase in 2001 was lowered 124,292

Protest #100 John Vermaas building I wood River leased to the us postal service property is leased to us postal service lease indicates that value is not out of line

Protest #101 through 104 Gordman properties at the north end of the mall were not concerned on the vacant lots after reviewing the faxed a letter requesting to withdraw the protest

Protest #107 Bernard Ketteler asking for the average level of assessment

Protest #108 Harry Stalker did an equalization study not out of line with the value is at 3973 sq ft \$63.00 a sq ft

Protest #109 Arnold Wenn mobile home purchased foreclosure not a good sale did some work not at 10,067

Protest #110 and 115 raising protest 110 and lowering 115 recent purchase lowered

Protest #116 Richard Strehle adjusted for condition lowered

Protest #117 Jeffred Mead income an vacancy value not out of line purchased a number of mobile homes used the income

Tape 4 Side A 1 to 45

Protest #10 Lynn Mayhew assessment on the house purchased may first purchased 175,000.00 above the purchase price brought 40 examples of homes of recent sales requested lowered this is assessed at market value is requesting mid point of the range 96% of range

Tape 4 Side A 47 to 147

Protest #283 Consolidated Builders most of the equipment has been moved out now buildings are used for storage went through the buildings were some adjustments asking the board to look at one building use an income approach to determine the value use vacancy factor expense factor and a capitalization rate he expressed concern on the condition and the location of the buildings gave Jerry copy of the leases he presented information concerning the property Jerry will look at these figures he can check back tomorrow

Tape 4 Side A 148 257

Protest 133 Tom Haney has the purchase price was a foreclosure was lowered to \$225,000 would need to have serious updating had an addition built on with a hot tub he purchased this 2002 at the sheriff's sale 168,500.00 Jerry looked at sales this was foreclosure and sheriff sale not in good condition discussion to use the purchase price

Tape 4 Side A 158
Protes #118 honoring appraisal

Protest #119 to 128 Richard Hartman – discussion on the irrigated grass and how it is assessed showing 108 acres of irrigagted land

Tape 4 Side A 399
Protest #129 Dennis Supply Co. talked to him this morning and urtis Griess was representing him also

Protest #130 honored the appraisal

Protest #131 removed a scale on the property that was the adjustment that was made

Protes #132 this was a new mobilehome This was a new mobilehome it belongs to CodyHannon will be split off and addressed later

Protest #134 Ashler Ambores needs % adjustment recent sale

Protest #135 honored the direct sale need % adjustment

Prote #136 building inDoniphan was assessed did not bring an appraisal to support this rec no change

Prote #137 Peters commercial property supplied info that supported and was lowered

Protest #138 was lowered

141 Monte Galvan honored and lowered to 165,000

142 honored appraisal

143 actual sale honored saled requesting level of assessment

144 Jerry Body NE land distributers did make some adjustment other property that it was commpared to may be underassessed was lowered 2,800,600

145 fire marshall condemedn property cannot use was lowered

146 also condition was lowered

147 actual sales honored sale

148 reviewed the proeprty the condition is a major factor lowered

149Doniphan united methodits churc this is a duplex looked at sale history and looked at income and lowered

Tape 4 Side B 1

150 purchase when this comes through will make the adjustment

186 Gas N Shop station is going to be torn down still there

187 equalization issues did need an adjustemtn lowered 86,950

188 James Wilson realtor represented these people property up for sale thought sq ft problem second story adjusted s ft lowered 296167

189 provide appraisal and lowered

192 removed a bilding that looked like on there property

193 curent purchase honored

194 recent purchase honored

195 Bill Hayes this is the care facilityi doiphan looked at sales income and expense information owered 1,281.560

196 to 201 all recent purchases honored the purchase price

Tape 4 Side B 72 to 268

Protest #211 CL. Stevenson owns three lots house is in the center very few homes in the area his is \$73.50 a sq ft for the home concern on the land value this is in the city limits does not have improvements sewer and water at his house his is value

201 honored purchse price

202 honored sale

203 clarence Fetsch did not provide cost inforamiton no change

204 cost of construcion no apointment use marsha swift cost rec no change

205 mobile home no utilites use as fishing caboin lowered to 1612

206 mobile home I west park plaza assessor used sales could not provide sales information no change

207 appeal from TERC last year reviewed discussed this protest with her today talked with jean seely contracted appraiser wasnot the complete appraisal from last year need more inforamtion on this rcommend no change

208 Doris macku gas station reviewed the income expense high and it ws adjusted to 30,000

209 honored recen appraisal

210 Bruce Lavalleur referee recommends market value concern they were being taxed on home the sale was for 69,000 postcard was returned called them she will be coming in tomorrow

212 mobilehome buying on contract purchased for 13,831 looked at condition and lowered evidence justifies this

213 Principal Financial income did not provide any information

214 Riverside lodge area care facility rec no change

215 Warren Frank gas station building was omitted only the parking lot put the building on as omitted property raised 42,173 no change

216 current appraisal honored lowered to 150,000

217 recent purchase honored at 50,000

218 Grand Island Lawyers bldg protest on equalization issue remodeled building and rec no change

219 247 Thayer Family LLC lost can be 2, 3 or 4 units condos not for sale will be built and sold by the family these are not for sale to the public so the developer discount cannot be applied rec no change on all of them

Tape 4 Side B #580

Tape 5 Side A #1 to

248 honored appraisal

249 actually was a sale sale was less than the value was a foreclosure was not on the open market looked at other properties that were recommended looked at other properties was lowered was not on the market

250 based on recent purchase honored lowered 47,500

251 had an appraisal honored lowered

252 had an appraisal honored lowered 148,500

253 appraisal lowered 127,308

254 rental property has contract and occupancy lowered 76,950 it is listed for sale

255 talking equalization on the protest looked at the sale paid less than sale price this year added additional and a garage lowered to 184,679

256 8 plexes on Hedde Street provided income and expenses income supports the value of 267,875 rec no change

257 sale supported sales rec no change

258 259 recent sales honored the sale

260 this was lease property this the structures belong to the asphalt plant used the new lease information it is still being used as farm ground so they reduced the value until it is used for the asphalt operation

261 building in Doniphan business located in building and also some storage he is leasing it out lease indicates value is accurate

262 duplex recent purchase did not recognize between family mother and son comparables were not used 3 to 4 year old pulled own comparables current value was justified no change

263 recent sale honored sale lowered to 40,000

264 recent sale used appraisal had done some work to property value at 75,000

265 Curtis Griess this is the McDermott Miller Building and it was lowered to 43.00 a sq ft

266 Nebraska Truck center o 281 did soe review equalization studies on properties was adjusted 1,328,218

269 equalization issue did study made adjustment 441,395

270 mobile home in Wood River cant use blue book value pelland looked at mobile home sales was lowered 23,796

271 commercial property in Cairo has living residence storage in back rear till in the front had some real problems was lowered

272 Lois Niemoth lowered value and she protested

273 to 277 more sales sales were honored

276 was lowered into to sale price used income stream overrides sale are getting good rent

278 commercial property in wood river could not determine occupancy level storage garage with office now at straight storage now at 11,000

279 commercial property new building in 01 rec no change

280 recent sale using for 95% honored appraisal

282 woodriver Motel rec no change

284 old KOA poor condition rec no change

285 said they had an appraisal did not show up no paperwork provided rec no change

286 vacant lot in Crane Valley based value market 1.66 acres 6.00 a sq ft on at 4.82 a sq ft

287 and 288 domestic mobilehome park have rental rates did income rate felt value ok rec no change

Tape 5 Side A 306

105 and 106 Clarence Rief 60.00 a sq ft was valued at 97,612 now 87,360 decrease of 10,252

protest 190 and 191 Walmart and Sam's club in a TERC appeal have talked to them and will offer to confess judgement and wanted this to be on the board's agenda today they will accept the county's offer and we can use the new values no change on Walmart 4,393,150.00 no change on Sam's Club equalization issue Kmart Albertsons and Menards closer to Menards was higher per sq ft Sams will be offered 27,00 a sq ft this year is 6,102,907 will be dropped 5,374,552.00 728,375 decrease

Meeting adjourned 8:00 p.m.

Marla J. Conley Hall County Clerk

HALL COUNTY BOARD OF EQUALIZATION HEARINGS JULY 16, 2003
2:00 p.m. to 4:00 p.m.

CALL TO ORDER – Chairman Lancaster called the meeting to order at 2:

Roll Call Scott Arnold, Jim Eriksen, Dick Hartman, Bob Humiston, Bud Jeffries, Pamela Lancaster Bob Rye Hartman and Rye absent

Read Documents into the record

Tape 5 Side A 307 to 613 or end, Tape 5 Side B 1 to 213

Protest # 219 through 247 lots 1 to 29 Village Third Subdivision these will be a retirement community located directly south of Riverside Lodge there were tennis courts in this area that were owned by the hotel but this has also been purchased by Thayer Family Trust One unit has been built involving two separate condominiums he does not feel that the comparable that was used was good this area where it is located is a fast going area would like to use lot 4 Indianhead fourth subdivision this is a better comparison reviewed the documentation he feels that the lots in Indianhead are more comparable he also used the Francis Villa that was sold he is requesting equalization with the other condo lots that have been sold range from 114 per square foot or \$2.17 a square foot requesting 63% of the purchase price discussion on the original cost of the lots and what the discount would be Arnold explained the fact that the developer must have the lots for sale in order to qualify for the developer discount The rules for the developer discount were set and Jeffries stated that they should stay the same Kevin explained that because of the regulations that are set by the state concerning retirement community they did not want to have to pass all of these regulations to the purchasers the infrastructure has been installed

Protest #218 Grand Island Lawyers Building He provided information on his building and various other office building in the area he reviewed the comparables he is requesting \$1809 a square foot

Tape 5 Side B 215 to 278

Protest #82 John Amick

His was remodeled in 1996 the other property is larger and has a lower valuation his is at \$14.35 sqft he is requesting that the bar and café and the office building should be as high as his This office is not rented out it is a small building

Tape 5 Side B 279 to 523

Protest 144 Nebraska Land distributors this is the new distribution center on Hwy 281 there are two facilities two blocks apart equalized and the assessor recommended to reduce by 475,219 so it is now valued at \$2,800,600.00 He is requesting to be equalized with the H&H Distributing building he addressed the difference between the two buildings and the land he noted the physical differences between the buildings noting the pond and the fencing (landscaping) interior finish is much nicer He addressed the replacement cost of building he is asking for equalization between the two businesses.

Tape 5 Side B 523 573 Tape 6 Side A 1 to 76

Protest 214 Savage Browning

Mr. Browning present to discuss Riverside Lodge provided information on the income stream on this property this is the best way to determine value on this type of property He

reviewed the income information. There is other income besides the rent; there are expenses that have to be addressed. He discussed the cap rate; this is difficult to determine the cap rate because there are very few sales on property like this. The information that he presented was not presented was not available to the referees. Most of the utilities are assisted living so it is heavy on the personal property side.

Tape 6 Side A 77 to 144

Protest #3 Bob Lowenstein: this property was for sale but did not sell; he purchased for his donkeys but would not work for them. This was equalized with other commercial property now at 17 1/2 cents a sq ft. If outside city limits it would not have been equalized with commercial property. This had already been discussed; the land is low; would have to be in the flood plain just grass.

Tape 6 Side A 146 to 263

Protest 210 Linda Lavalleur: there was a home on the land but it was moved off; needed to have the house removed; there is a garage on the property. Referee's recommend market value; what it had sold for; the board can adjust this.

Tape 6 Side A 264 438

Protest #261 Ron Meyer: meet with the referees; this is a building in downtown Doniphan; he purchased and did some remodeling; school district need space and he leased it to the school district; does generate some income from the building; he looked at another building that is at \$10.62; he is \$14.95 warehouse and 32.05 for office space; discussion on other buildings in the area and the cost per square foot of other building; looking at equalization with the other businesses; he is requesting 20.882 for retail and 5.00 sq ft for the warehouse area.

Tape 6 Side A 439 to 578 Side B 1 to

Protest #129 Bob Levine: provided information of other business in the area and the value per sq ft; this is the county industrial park; he is requesting equalization between the other businesses; land is not addressed in the valuation study; the total value is at \$374,500; need to look at the total values.

Tape 6 Side B 18 to 67

Protest #46 Richard Stewart: 4040 Stauss Road; this is a mini storage business; this. There was an addition put on and supplied the income and expense information and this is how the value was determined; there were some sales in Grand Island; used his actual income and sales to come up with the new value; referee has all the information that they need; 30 X 360 ft; occupancy rate is low in his area; add location to consider the value.

Tape 6 Side B 68 to 173

Protest #186 Gas N Shop at Alda Interchange; this building is to be torn down; have had several; it is not in very good shape; a new building will be put up; cost to demolish is part of the new construction; the value has tripled in value; could be some adjustments.

Tape 6 Side B 174 to 400

Protest #30 Phyllis Nurnberg: 615 Grand Avenue; the land is on at \$1.50 a sq ft; the state order it was increased; the comparables that she did not have all of the information on; the appraisal; verified information from the comparables and clarified the value per sq ft.

Tape 6 Side B 402 to 577

Protest 249 Dana Hansen 322 east 9th house vacant for 21/2 years purchased it for 20,000.00 5,000.00 in back taxes that had to be paid it was damaged because it was vacant this was not on the market wants to get the neighborhood cleaned up discussion

Tape 7 Side A 1 to 83

Protest # 109 Arnold Wenn Mobile Home Kingswood Estatic Lot 73 had Terc increase value is \$1,000.00 of what it was paid for when it was new purchase price was \$6,800.00 will consider this

Discussions on the changes

105 Clarence Rief adjusted the big house to \$60.00 sq ft lowered 10,252

11 Bill Nesiba \$178,958.00 decreased \$10,112

10 Lynn Mayhew recognize the sales price of \$179,000.00 will be at 96% with a value of \$171,840

183 Steve Craig house at Grand West just sold 123,000 118,080 will be 96%

281 Larry Schmidt provided appraisal 220,000.00 need to add 50% complete garage 18,000.00 set 96% 211,200 equal 229,200.00

#Lynn Knodel #140 at 110,129.00 paid \$117,000.00 increased to the appraisal lower to \$110,129.00

#29 Laura Dexter storage building in Alda raised the vacancy set at \$129,950.00

#211 CL Stevenson on at \$73.00 a sq ft for the home 3121 South Garland \$153,132.00 not out of line not abad location no new recommendation

#133 Tom Haney talked about 96% of purchase price this was a foreclosure paid \$168,500 \$161,760.00

91 David & Carol Voss no comps took 20% off of the total value took it all off of the house Jan will run this on the computer and take 20% off of all the parcels

#139 Fred Bosselman added has 4000 sq ft used 125.00 a sq ft plus the land and out buildings

Sams Club 190 added gas station \$5,589,776.00

48 Rachel Jensen house on division rece 94,200.00 boe recommendation

109 Ace Wenn recommendation at \$12,000.00

249 Dana Hansen set at 24,000.00 96% with comp 400 east 7th 3 block away

Tape 7 Side B 1 to 354 Tape 7, Side A 580 and Side B 1 to 354

30 Phyllis Nurnberg nochange

#144 Nebraska Land Distributors only 5.00 a sq ft difference between H & H and Nebraskaland 2,604,784.00

Discussion on the condo's that Kevin Brostrom had for Thay Family Trust

Meeting adjourned at 6:45 p.m.